

RUSTIC CEDAR

sectional

log buildings



DISTRIBUTOR
E. R. LEE

Box 97, Ph. WA 6-7922
AVON, NEW YORK

UNIVERSAL HOMES, INC.

271 FIRST ST. MILAN, MICH.

UNIVERSAL HOMES, INC.

Specifications

TYPES OF CONSTRUCTION —

WATERTABLE CONSTRUCTION — All cabins can be erected using a grooved and beveled 2 x 6 base plate. The finished height of exterior walls using this type of construction is 8'-0".

SIMPLIFIED CONSTRUCTION — All cabins can be erected in a simpler manner by eliminating the work of setting the watertable and splining the log walls into it. Using this method results in a finished wall height of 7'-6".

Details of both types of construction are shown on back cover.

FOUNDATION — The company will furnish foundation plans to suit the type of foundation selected for the cabin (i.e. full basement, crawl space, separate piers, or concrete slabs), as well as for the type of wall construction ordered (i.e. watertable or simplified).

BASIC DECK —

FLOOR JOISTS spaced 16" o.c. of sufficient size to withstand a live load of 40 pounds per square foot.

JOIST HEADERS and double end joists furnished to form closed in box construction.

WALL PLATES of 2 x 6 material furnished.

FLOORING of 1 x 4 Hemlock or Douglas Fir, "D" or Better Grade furnished to cover entire deck area.

BRIDGING of 1 x 3 softwood furnished.

TRIM of Sterling Grade White Pine furnished for perimeter of deck.

DECK EXTRAS — See price sheet for costs.

WOOD BEAM built-up of 2" material for the center of crawl space or basement models. If cabin is to be built on piers three beams are required.

SUB-FLOOR ASSEMBLY consisting of 1 x 12 shiplap or 1/2" fir plyscoed can be furnished for laying as a first floor if a double floor is desired. Felt paper to lay between the two layers of flooring is also included.

HARDWOOD FLOORING ^{25/32}" Select Oak Flooring can be furnished in place of softwood flooring. This must be used on a subfloor so that the subfloor price extra must also be added.

BASIC SHELL —

EXTERIOR WALLS AND GABLE ENDS are made of special white cedar cabin half logs, which have been dressed to a smooth surface on the interior face. These together with extra heavy splines are factory assembled into easy to handle panels. The extra deep grooves in the half logs are liberally caulked before assembly to insure weathertightness. All logs and splines are immersed in a special log oil and varnish preparation before assembly.

EXTERIOR WINDOWS AND DOORS are factory fit and frames are caulked and splined into log openings. Windows are standard 13/8" swing in casements, except picture windows, where shown, are of crystal fixed glass with single casements on each side. Exterior doors are 13/4" glazed white pine sash doors.

HARDWARE for all exterior doors and windows is furnished for field application.

ROOF ASSEMBLY is completely factory pre-cut and consists of rafters of sufficient size and spacing to withstand a live load of 15 pounds per square foot. Rafter spacers, collar ties, wall to wall ties are furnished as shown on plans. Roof sheathing of 1 x 12 white pine shiplap is furnished pre-cut to cover the entire roof area. Asphalt shingles of 215 pound per square quality and 15 pound felt are included. Sterling white pine fascia and eave trim are furnished in lineal feet.

SHELL EXTRAS — See price list for costs.

KNOTTI PINE GABLES built up in sections of double wall vertical boards can be supplied if desired in place of log gables.

CEILING JOISTS 16" o.c. of 2 x 6 material can be furnished if full ceiling is desired. This must be ordered if ceiling paneling is ordered.

DOUBLE HUNG WEATHERSTRIPPED WINDOWS can be factory installed to replace standard casement sash if desired.

BASIC PARTITIONS AND TRIM —

PARTITIONS are furnished in double faced knotti pine paneling 3/4" thick for assembly into specially grooved 2 x 3-top and bottom plates.

INTERIOR DOORS AND FRAMES — Where shown on plans interior doors are factory built batten type knotti pine. Door jambs are specially grooved to receive the knotti pine paneling.

HARDWARE for interior doors furnished loose for field application.

RUNNING TRIM consisting of base moulding, top plate moulding and chair rail furnished in round edged knotti pine.

PARTITION AND TRIM EXTRAS — See price list for costs.

HEAVY PARTITIONS of 1 1/8" knotti pine paneling set in 2 x 4 grooved top and bottom plates can be furnished and is recommended for use in larger cabins.

DOUBLE EXTERIOR WALL CONSTRUCTION for cabins to be used for year around occupancy in colder climates is recommended. This consists of wood furring strips, felt paper and 3/4" knotti pine paneling for the exterior walls of the cabin. Exterior door and window trim are also included.

CEILING PANELING of 3/4" knotti pine and ceiling moulding can be ordered if desired. Ceiling joists listed as an extra to Basic Shell must also be included.

BALCONY ASSEMBLY consists of joists, single softwood floor and balcony railing. This covers the kitchen and bedroom area and leaves the living room area open to the rafters. Due to limited head room, balconies are not recommended in cabins less than 20' wide. Be sure to order a balcony stairway or ladder with the balcony.

OTHER EXTRAS are listed at the bottom of the price list to make your cabin more convenient and comfortable. Be sure to look them over before ordering.



**"BUILT IN SECTIONS
FOR EASY SITE ERECTIONS"**

AS EASY TO ERECT AS

A



Site is cleared, foundation prepared, and a Universal cabin has been delivered, with every part ready for erection.

B



A day or two later and the walls are up. The next step is the roof, and instructions show just what to do and how to do it.

C



Here is the home, ready for occupancy. Three or four men can do a permanent, weather-tight job in a few days.

WHY BROWNLEE CABINS ARE SUPERIOR

- 1 PRODUCED FROM SELECTED WHITE CEDAR LOGS.
- 2 FACTORY TREATED TO RESIST WEATHER FUNGUS.
- 3 LOGS DEEPLY GROOVED AND HEAVY SPLINES TO INSURE RIGID WALLS.
- 4 ALL JOINTS CAULKED TO INSURE WEATHERTIGHTNESS.
- 5 INSIDE SURFACE OF EXTERIOR WALLS FINISHED TO PANELED EFFECT.
- 6 EXTERIOR WALLS BUILT IN SECTIONS WITH DOORS AND WINDOWS INSTALLED.
- 7 OTHER MATERIALS FACTORY CUT TO SIMPLIFY ERECTION.
- 8 PLANS CAN BE CHANGED TO FIT YOUR REQUIREMENTS.
- 9 EASY TO FOLLOW PLANS AND INSTRUCTIONS FURNISHED.
- 10 OVER 25 YEARS EXPERIENCE MANUFACTURING LOG BUILDINGS.

UNIVERSAL HOMES, INC.

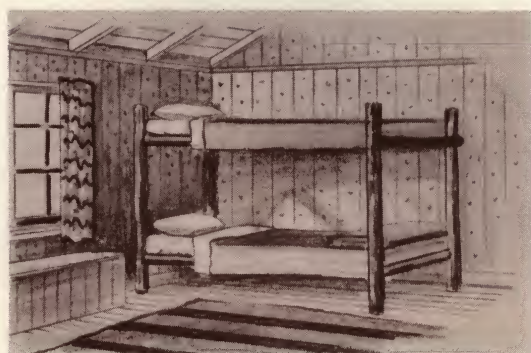
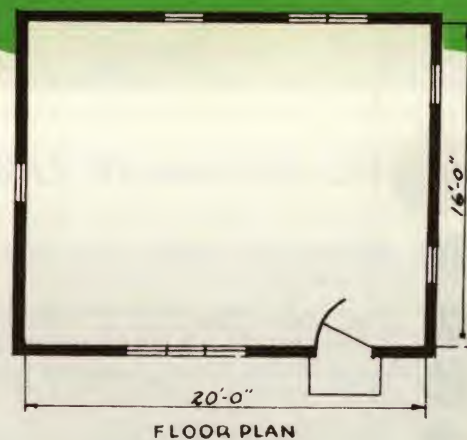


SPORTSMAN

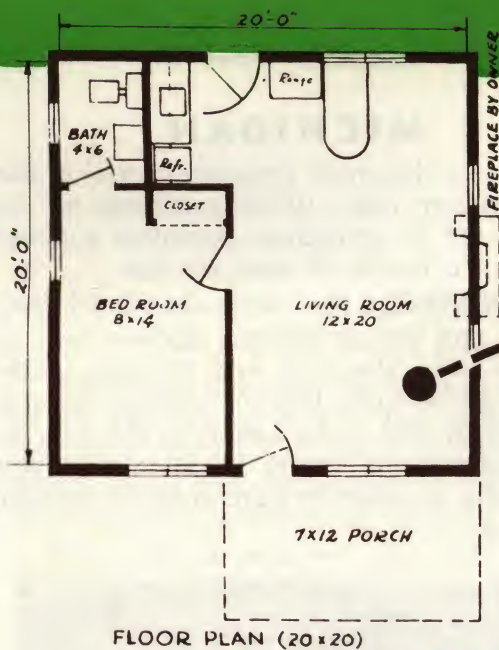
Designed for those who want a week-end lodge or hunting cabin at minimum cost. This size is also adequate as a summer home for small families.

Double-decker bunk beds to conserve sleeping space are available at slight extra cost.

As a summer home or camp this model makes an ideal low-cost unit which may be added to at any time as your budget permits.



UNIVERSAL HOMES, INC.



NORTHERNAIR

Small, compact, and inexpensive, this size covers a range of requirements for that vacation spot you have had in mind.

We have shown here two popular floor plans but many other arrangements are, of course, possible.

Another wing may be added later when your budget will permit changing the original unit into spacious living quarters and adding a fireplace.

Universal half-log buildings are more economical than other types of construction. And more attractive, too!

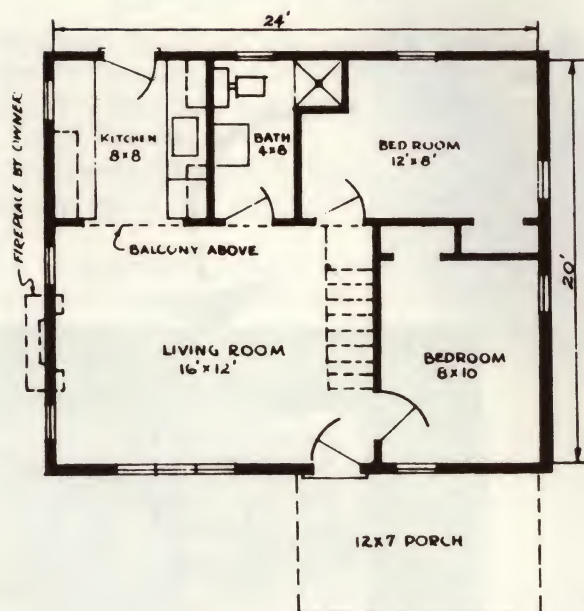




MICHIGAN

Perhaps the most popular model is this two bedroom cabin which combines all the features of an attractive, complete summer home for a family of medium size.

In this design the bedrooms, bath and kitchen can be completely floored over to provide extra sleeping and storage space. An attractive rustic balcony railing and rustic stairway add to the beauty of the interior, blending into the knotty paneling partitions and walls, and can be purchased at nominal extra cost.



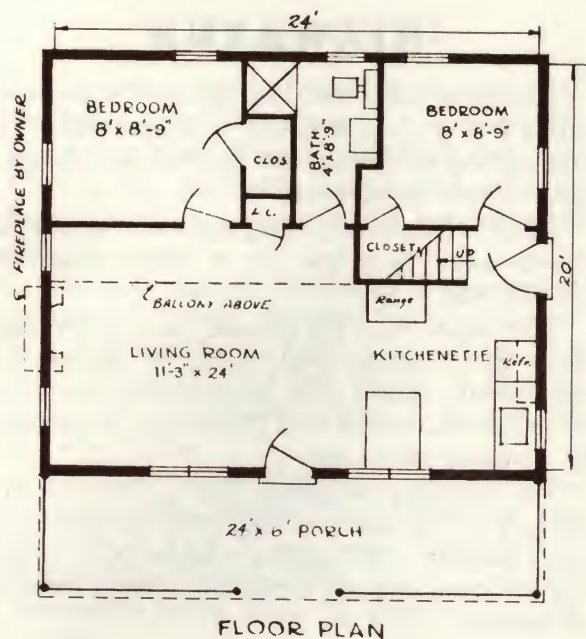
UNIVERSAL HOMES, INC.



MICHIGAN ALTERNATE OR RESORTER

Everything complete for a resort home of which you can be proud. The ample living quarters can be supplemented by a full-length porch and extra sleeping and storage space on the overhanging balcony.

Notice the large closet which can be built under the stairway to the balcony. Plenty of closet and storage space make comfortable living even when your week-end guests arrive.



Precision workmanship by skilled specialists in our plant assures you that your Universal Sectional log cabin will be erected in record time and will give you lasting satisfaction and enjoyment.



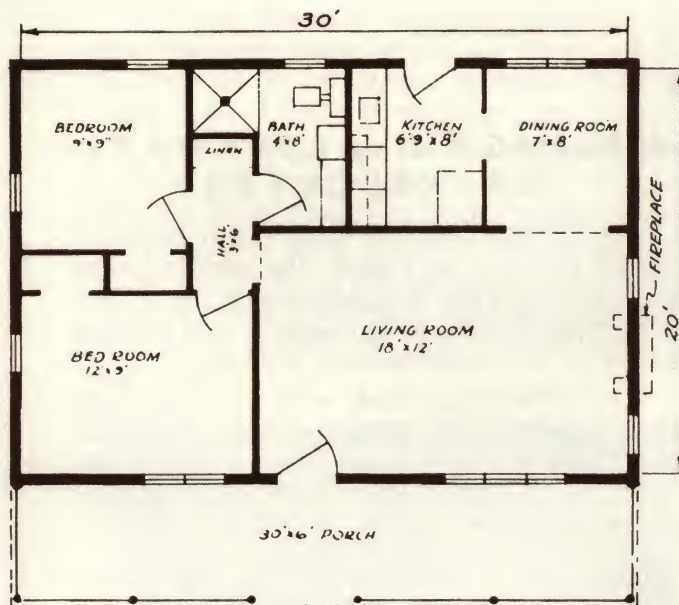
HIAWATHA

For those who feel the need of more spacious living quarters, this plan provides for dining and kitchen space as well as a larger, studio-type living room.

The kitchen and dining area can easily be compressed to allow for a utility room of ample size.

This model can be floored over bedrooms, bath and kitchen and could, of course, be completely ceiled over with knotty paneling to match the walls and partitions, if desired, at nominal extra cost.

All framing material and partitions are factory cut to size and this with the sectional wall panels and gables means your cabin can be completed in a matter of days instead of weeks.



FLOOR PLAN

UNIVERSAL HOMES, INC.



C-22 3/4



FLOOR PLAN

WYANDOTTE

This plan, as well as The Huron, The Tecumseh and The Superior has been designed as a result of a persistent demand for low cost, compact, economical cottages which can be converted to year-around homes.

The Wyandotte combines a maximum amount of space devoted to living quarters with two large Bedrooms, ample and well lighted Breakfast Nook or Dining area and convenient closets all in a small quality home.

Universal floor plan sizes always refer to inside dimensions. Thus when we say 32 x 24 or 32 x 26 we mean from wall to wall inside the building. Prints furnished with each home show all dimensions very clearly.



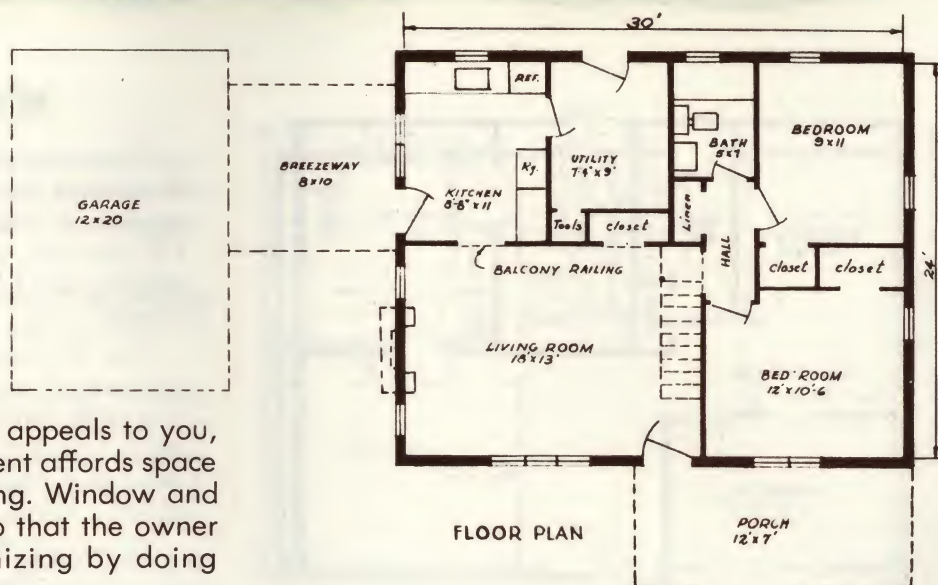
HURON

If a rustic log cabin home appeals to you, this size and room arrangement affords space enough for year-around living. Window and door frames are designed so that the owner can add insulation, economizing by doing the work himself.

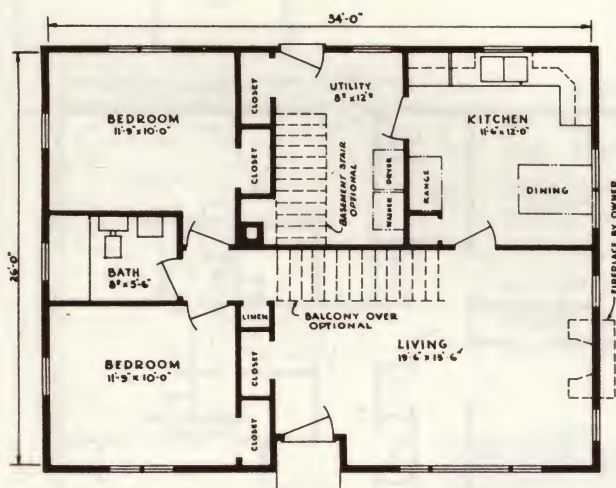
Double floors with insulation beneath should be ordered for winter living in cold climates if no basement is contemplated.

Insulation should also be added between the rafters or over the first floor ceiling if the living room is paneled above.

Breezeways and garages are low in cost and blend beautifully with the cabin proper.

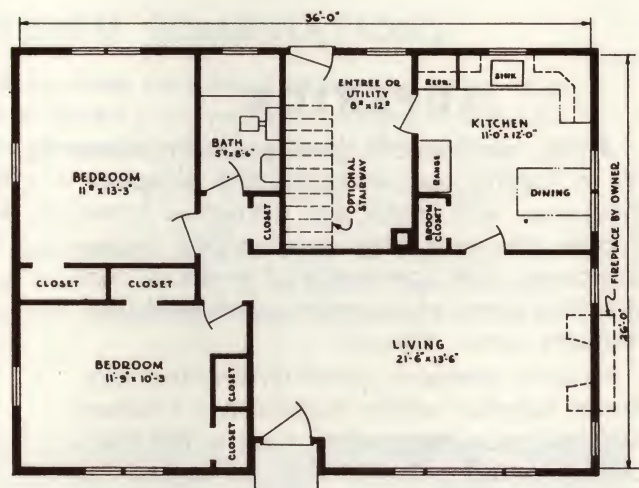


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PLAN "A"

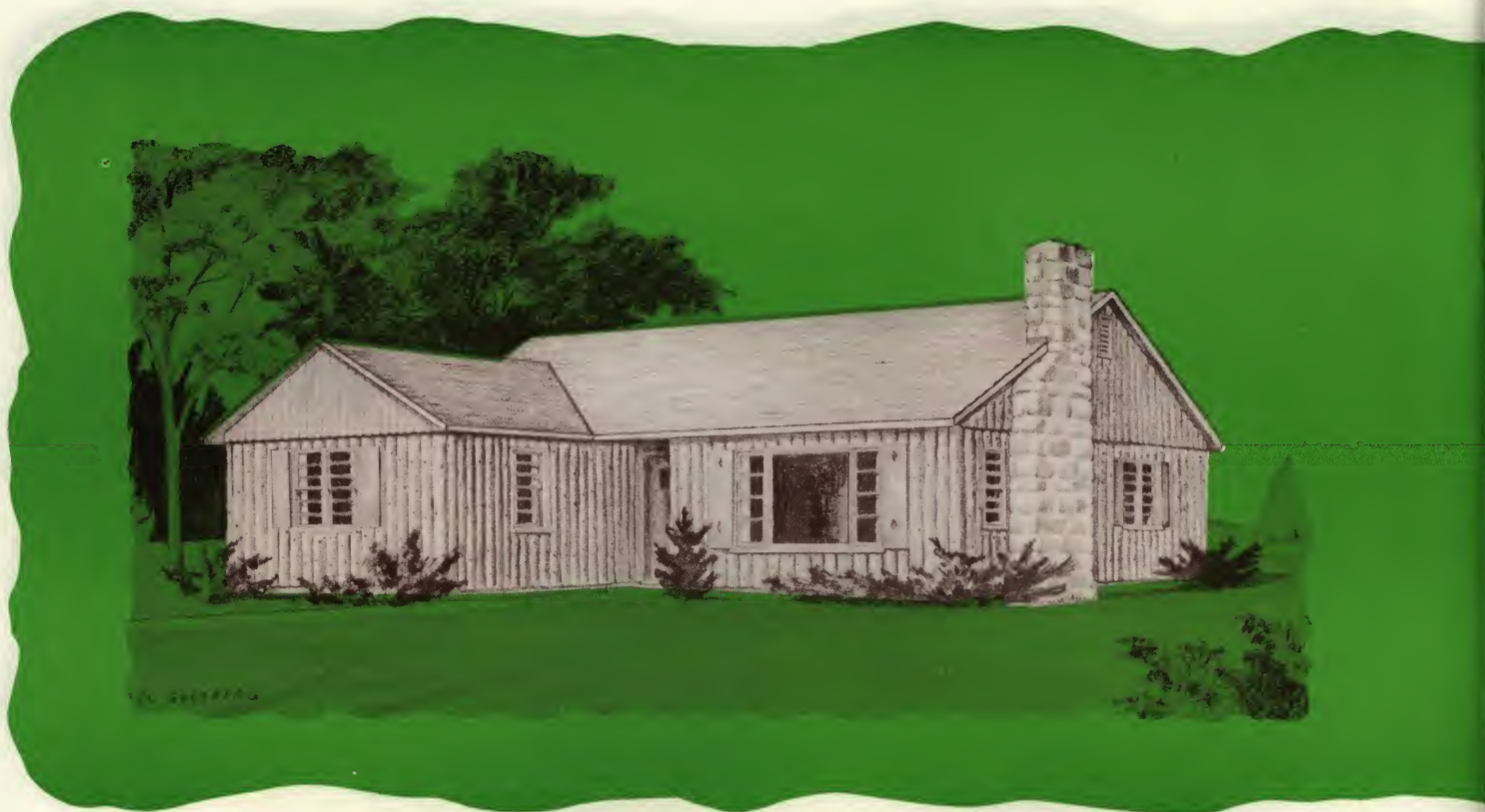
The Tecumseh is designed for living. Both plans have ample living quarters, large roomy closets well placed, and may be easily adapted for balcony, where additional storage or children's bedroom is available or for full or partial basement with access from utility room.



PLAN "B"

All exterior logs, splines, and water table are submerged in a bath of varnish seal and preservative for twenty minutes rendering them impervious to moisture and termite resistant.

TECUMSEH



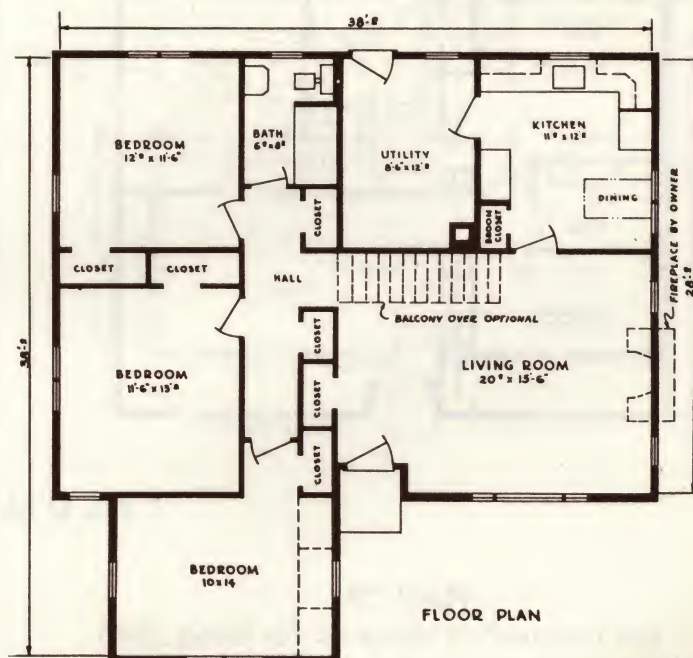
SUPERIOR

A big, comfortable three bedroom home for a family requiring plenty of space. Insulation will make this attractive home livable the year around at a big saving compared with conventional types of construction (costs of recommended insulation features upon request).

Factory precision production and sectional exterior walls thoroughly caulked will save you many days time in the completion of your home. This saving is "on the job" where building costs are highest.

Note the large bedrooms with cross ventilation and large utility room. Also space for vanity which your carpenter can install.

Breezeways & Garages are low in cost and blend beautifully with the cottages.



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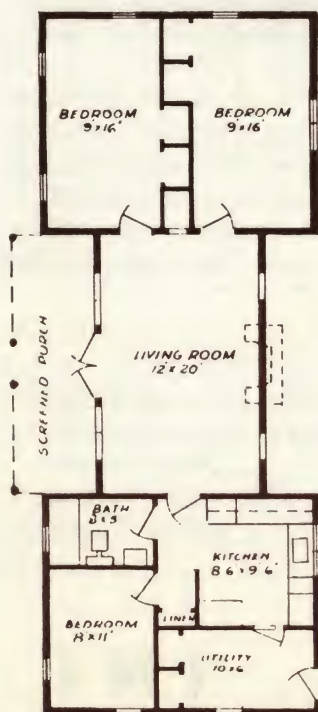
FLOOR PLAN
20x20 UNITS



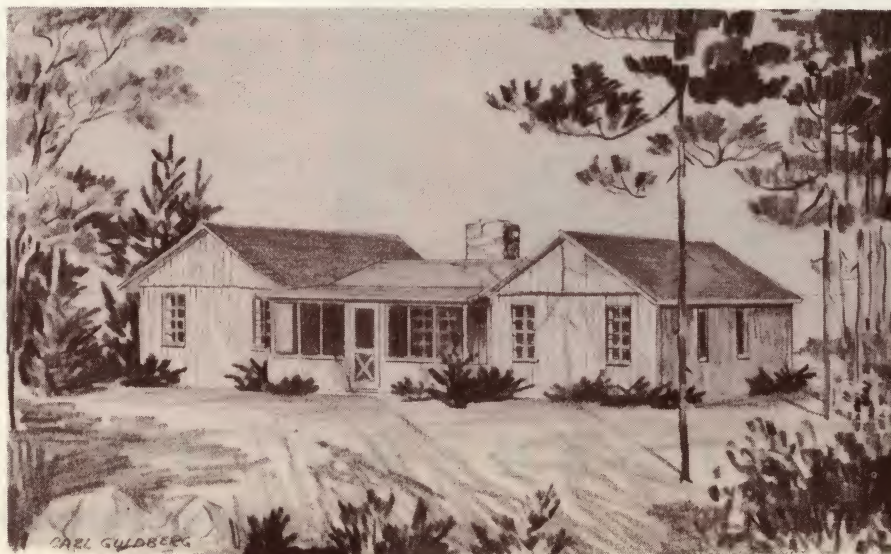
STANDARD COMBINATIONS

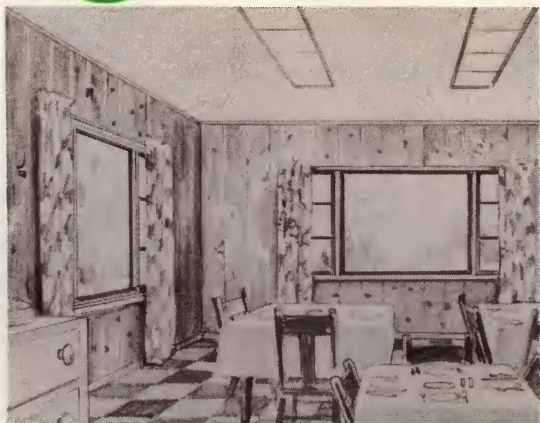
Here we show how smaller, inexpensive units may be tied together to make a harmonious completed dwelling. These arrangements provide plenty of room for a good-sized family at a lower cost than for equal floor space under one roof.

An added advantage of this type of construction is that it can be built one unit at a time, thus holding down your original investment but planning with an eye to the future.



FLOOR PLAN
16x20 UNITS





COMMERCIAL

On these pages we indicate the range in size and types of construction to which Universal Sectional half-log buildings may be adapted. Quickly erected and lower in cost than most buildings of conventional construction, the attractive log exterior makes them highly desirable for many commercial purposes.

Our engineering department will work with you to design the type of building best suited to your particular needs. Universal Sectional log buildings have been furnished in sizes from 20' x 16' up to 72' x 26' with rafter construction. Other buildings of larger area have been constructed with trussed roofs.

Some of the purposes for which our buildings have been used are listed below:

Stores	Camp and Recreational Bldgs.
Service Stations	Waiting Room Shelters
Restaurants	Play Houses
Roadside Stands	Overnight Cabins
Utility Buildings	Motor Courts

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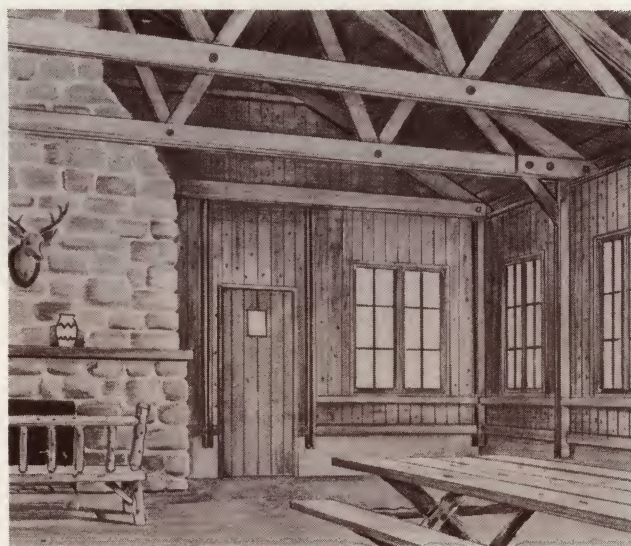
CLUB BUILDINGS

Youth Agency Camps, 4-H Club Recreational Buildings, Religious and Educational Camps, Sportsmans Clubs, Conservation Commissions, and many others will find the rugged Sectional Camp Buildings, as well as their economy of erection and maintenance, ideally suited for such a purpose.

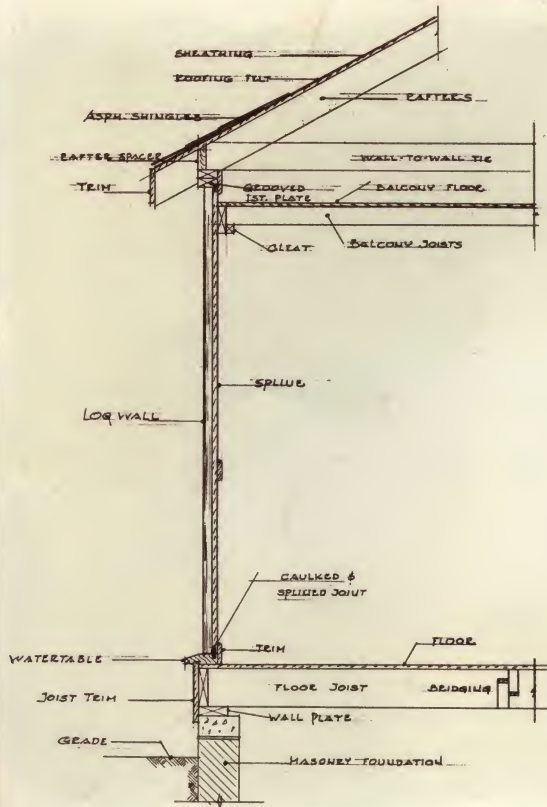
Trussed roof construction permits use of inexpensive log walls thus keeping the cost of main lodge building well within your budget.

Small inexpensive sleeping cabins, health lodges, rangers and directors quarters and storage buildings combine beautifully with main lodge.

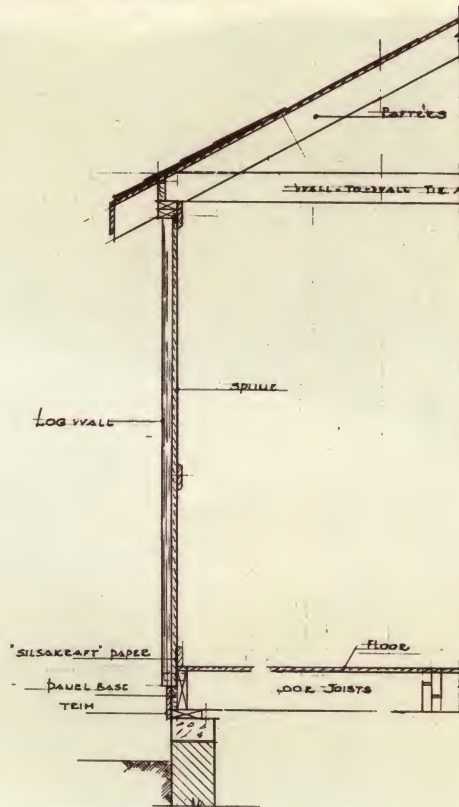
exterior and attractive rustic effect of Universal



STANDARD DETAILS

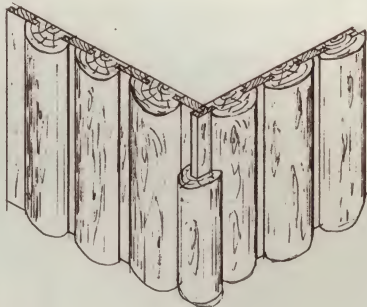


WATERTABLE CONSTRUCTION

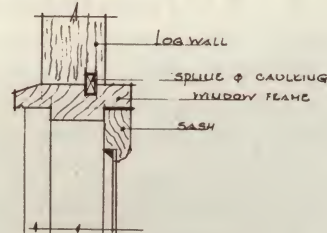


SIMPLIFIED CONSTRUCTION

WALL CONSTRUCTION



LOG WALL CORNER



WINDOW HEAD

BROWNLEE LOG CABIN

MANUFACTURED BY:

UNIVERSAL HOMES, INC.

271 FIRST ST.

MILAN, MICH.

SOLD BY:

STANDARD DETAILS



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From the collection of:

Mike Jackson, FAIA

LOG WALL CORNER.

WINDOW HEAD

BROWNLEE LOG CABIN

MANUFACTURED BY:

UNIVERSAL HOMES, INC.

271 FIRST ST.

MILAN, MICH.

SOLD BY:

BROWNLEE SECTIONAL LOG CABINS

UNIVERSAL HOMES, INC. - MILAN, MICHIGAN

P R I C E L I S T

Prices Effective January 1, 1961
All prices F.O.B. Milan, Michigan

I T E M	S T A N D A R D M O D E L S														
	NORTHERNAIR	MICHIGAN	HIAWATHA	HURON	WYANDOTTE	TECUMSEH "A"	TECUMSEH "B"	SUPERIOR	STD. COMB. 16 x 20	STD. COMB. 20 x 20	SPORTSMAN 20 x 16 20 x *	SPORTSMAN 20 x 20 20 x *	SGL. GARAGE 14 x 20	DBL. GARAGE 20 x 20	
SHELL - Basic Price	1586.00	1761.00	1997.00	2309.00	2534.00	2818.00	2896.00	3622.00	2971.00	3479.00	1202.00	1482.00	1125.00	1509.00	
Add For: Dbl. knotty pine gables	58.00	58.00	58.00	85.75	85.75	100.00	100.00	120.00	80.50	84.00	40.25	58.00			
Ceiling Joists 16" O.C.	83.00	89.30	119.80	139.80	149.50	171.80	179.40	239.30	183.00	167.20	66.40	83.00			
D.H. Windows	198.75	238.00	295.00	356.75	367.75	367.75	367.75	444.75	354.00	383.25	158.00	198.75			
DECK - Basic Price	337.80	395.90	481.60	627.00	681.00	748.10	788.65	993.30	745.00	838.00	229.00	308.80			
Add For: Center Beam	15.00	18.00	22.50	22.50	24.00	34.00	38.00	67.50	30.00	30.00	15.00	15.00			
Sub Floor	109.00	136.50	163.50	199.00	221.00	239.50	252.50	324.00	241.00	218.00	87.50	109.00			
Hardwood Flooring	17.60	21.60	28.15	36.00	39.60	54.80	59.40	74.00	37.80	35.20	14.20	17.60			
PARTITIONS & TRIM - Basic Price	169.40	322.35	416.05	495.60	515.00	560.30	577.00	748.30	633.00	480.00	46.80	57.40			
Add For: 5/4" K.P. Partitions	26.00	59.55	81.35	97.60	101.20	107.70	111.20	141.60	66.00	74.00					
Dbl. Ext. Wall Constr.	297.50	331.70	377.00	406.00	439.00	466.00	482.00	586.00	446.00	594.00	238.00	297.50			
Ceiling Paneling	157.00	188.00	235.00	347.00	309.00	347.00	366.00	473.00	345.00	314.00	126.00	157.00			
BALCONY ASSY.	NONE	197.10	249.70	312.30	339.80	418.00	436.70	601.70	NONE	NONE	NONE	NONE			

EXTRAS:

*Denotes Cabins using "Simplified" Wall Construction.

Hood Over Entrance..... 20.50
 6 x 4 Wood Stoop..... 29.00
 Open 10 x 8 Breezeway..... 200.00
 Add for closing in Breezeway (Huron)..... 219.00
 12 x 7 Shed Roof Porch (Northernair)..... 166.00
 12 x 7 Shed Roof Porch (Michigan)..... 217.00
 12 x 7 Gable Roof Porch (Huron)..... 252.00

30 x 6 Shed Roof Porch (Hiawatha)..... 295.00
 20 x 6 Shed Roof Porch (Combination)..... 195.00
 Porch and Breezeway Deck, per sq. ft..... .85
 Balcony Stairway..... 82.00
 Balcony Ladder..... 22.60
 Log Varnish, per gallon..... 6.65
 "Majestic" - Fireplace..... 487.00

Screen Door..... 17.30
 Screen for 3 lt./14/12 sash..... 5.20
 " " 4 lt./14/12 sash..... 6.10
 " " 4 lt./10/12 sash..... 5.80
 " " 6 lt./10/12 sash..... 6.35
 " " 8 lt./10/12 sash..... 7.20